

**Axminster Branch**

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**Bridport Branch**

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# Vicary & Co

Chartered Surveyors & Property Agents

**Estate Agents & Valuers**  
Residential - Commercial - Rural



**9 West Walk, West Bay, Bridport, Dorset, DT6 4HT**  
**Guide Price £510,000**



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Elevated two-bedroom detached bungalow enjoying countryside and coastal views just moments from scenic walks, beaches and local amenities.





## Property Details

- Two Bedroom Bungalow
- Garage & Driveway parking
- Generous Garden
- Popular residential location

### THE PROPERTY

Located in a popular private residential area, this well-presented two-bedroom detached bungalow enjoys elevated views across surrounding countryside and towards the West Bay Harbour and the Jurassic Coast. Positioned on a private no-through road managed by the West Cliff Residents' Association the property offers easy access to scenic walks, beaches and local amenities.

The property comprises an enclosed entrance porch leading through to a spacious L-shaped living and dining area, with a front-aspect window and large patio doors opening onto the rear garden with plentiful natural light. The separate kitchen, also front-facing, is well-appointed with modern white wall and base units, white metro tiles to the walls and a wood-effect laminate worktop. It features three large storage/larder cupboards and an integrated under-counter fridge, providing excellent storage and functionality. From the kitchen, a door leads to a side porch with additional storage and direct access to the rear garden.

The family bathroom, also to the front aspect, includes a bath with shower facility, pedestal hand wash basin, WC, and a heated towel rail. There are two bedrooms including a main bedroom with built-in wardrobes.

### OUTSIDE

The property sits within well-maintained gardens, featuring a patio seating area, predominantly laid-to-lawn and herbaceous borders. To the front of the

property is a detached garage with power and light, plus hardstanding provides ample parking for multiple vehicles.

### SITUATION

The property is located in the popular seaside town of West Bay. The harbour is surrounded by independent shops and cafes with several pubs and hotels. Nearby Bridport is renowned for its friendly and vibrant culture, and fantastic reputation for quality local food and art. Facilities include a post office, arts centre, theatre, leisure centre, library, cinema and museum. Local schools are within easy reach. There are also regular bus services to Axminster, Lyme Regis, Beaminster, Yeovil, Dorchester, Weymouth and Poole.

### PROPERTY TENURE

Freehold

West Cliff is a private estate with a voluntary annual Homeowners' Association charge of £125.

### INFORMATION

Heating Type: Gas central heating

Construction Type: Conventional brick and block walls under a tiled roof.

Broadband: Standard & Superfast Available (Ofcom Data)

Mobile phone coverage: Good outdoor and variable indoors on some major networks.

Flood Risk: See .Gov website.

### SERVICES

Mains electricity, Gas, Water and drainage.

Council Tax Band: D (Dorset Council)

EPC: D (59)

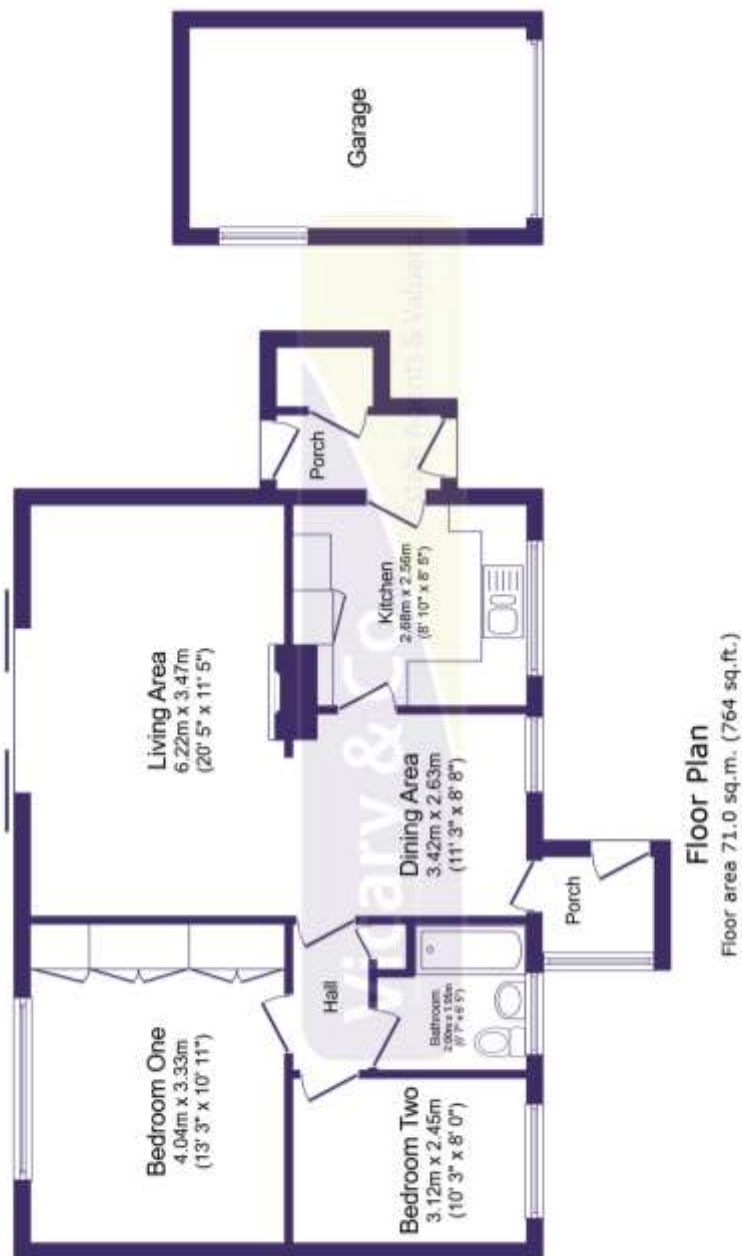
Agent Note: Some photos taken from agents archive, current decor may vary slightly.

### VIEWINGS

Strictly by appointment only with Vicary & Co



West Walk, West Bay, Bridport, DT6 4HT



Total floor area: 83.1 sq.m. (894 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), space and measurements are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or measurement. A party must rely upon its own inspection(s). Powered by www.propertybox.co

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 80 C      |
| 55-68 | D             | 59 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

#### Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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